

Heritage Referral Response

Application Number:	DA2025/0484
Proposed Development:	Alterations and additions to a semi detached dwelling
Date:	20/05/2025
To:	Julie Edwards
Land to be developed (Address):	Lot 12 DP 232985 , 40 Bellevue Street FAIRLIGHT NSW 2094

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject site adjoins a heritage item being: Street Trees - I5 - Bellevue Street (from Sydney Road to Griffiths St)</p>		
Details of heritage items affected		
<p>Detail of the heritage item as contained within the State Heritage Inventory is as follows:</p> <p><u>Statement of Significance</u> Listed for its aesthetic importance to the streetscape. Principal street of Bellevue Estate early 1980's.</p> <p><u>Physical description</u> Mixed planting mainly Brush Box trees (<i>Lophostemon confertus</i>)</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
<p>The proposal includes the following scope of work:</p> <ol style="list-style-type: none"> Modification of Front Wall Reconfiguration of the lower section of the existing office front wall to create a 1.2-metre-high recess, accommodating a car space. Construction of Car Space Installation of a new hardstand parking area measuring 5.4 metres by 2.4 metres within the 		

front setback, designed in accordance with relevant Australian Standards.

3. **Removal and Replacement of Front Fence**

Demolition of the existing timber picket fence and construction of a new 1.2-metre-high front fence comprising timber pickets with rendered masonry elements.

4. **Tree Removal**

Removal of two trees classified as exempt species under applicable regulations.

The proposed works will not affect any heritage listed street trees within the public domain, all of which will be retained. However, significant street trees are located in close proximity of the site boundary as well to the proposed works. These trees must be adequately protected throughout the duration of the construction works to ensure their preservation.

The Heritage team has reviewed the proposal and raises no objections. The proposal is supported, subject to the above condition.

Consider against the provisions of CL5.10 of MLEP 2013.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of heritage listed street trees

All significant street trees in proximity to the site must be adequately protected for the full duration of construction works.

Reason: Conservation of heritage significant street trees